

**CONCEPT SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**October 15, 2024**

**Prepared by**  
**David Becraft, Bureau of Development Review**

**SUBJECT:** S-23-0028 – Primrose School Childcare Facility  
**LOCATION:** North side of Dickenson Road, east of West Hemlock Drive; C.D. 05  
**OWNER:** Tract Z-1 Property, LLC, 9405 Parsley Drive, Ellicott City, MD 21042  
(Members: Scott O. Miller, William J. Iampieri)  
**DEVELOPER:** Primrose Schools, P.O. Box 322, New Castle, NH 03854  
**ENGINEER:** Leon A. Podolak and Associates, LLC, 147 East Main Street,  
Westminster, MD 21157  
**ZONING:** Commercial Medium Intensity (C-2)  
**ACREAGE:** 2.2025 acres  
**WATERSHED:** Liberty Reservoir  
**FIRE DISTRICT:** Sykesville/Freedom  
**MASTER PLAN:** Commercial-Medium – 2018 Freedom Community Comprehensive  
Plan

**PRIORITY**

**FUNDING AREA:** Freedom

**DESIGNATED**

**GROWTH AREA:** Freedom

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for review of a concept site plan. **No action is required.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is vacant and forested with no streams or floodplains on site. It fronts Dickenson Road, a service road paralleling Liberty Road, MD Route 26, with existing sidewalk along the entire frontage. To the west and north, the property adjoins The Hemlocks, an R-20,000-zoned subdivision built with single family residences (see plat attached). To the east lies the Oklahoma Road Middle School property, owned by the Board of Education. The subject property and all surrounding properties lie in the Freedom existing public water and sewer service areas.

Dickenson Road was extended westward in 2000 with the Miller-Iampieri development of the Dickenson Road Business Complex. It was then further extended westward in 2008 with Miller-Iampieri's Carroll Station Planned Business Center. In 2003, the subject property was platted as Tract Z of the subdivision of the Miller-Iampieri Property with a note prohibiting a building permit or zoning certificate from being issued prior to a plan being approved by the Planning and Zoning Commission (see attached). The note was carried forward to the 2009 amended plat of the Miller-Iampieri property with an addition of a "Non-Buildable" notation on Tract Z-1 (see attached). The final segment to connect Dickenson Road through to West Hemlock Drive was completed by the County in 2011. An amended plat is being processed concurrently with the site plan which will remove the non-buildable annotation.

❖ **Plan Review:**

The concept site plan was subject to citizen involvement at the December 18, 2023 meeting of the Technical Review Committee. One citizen attended voicing a desire for buffering the neighborhood from the new childcare facility.

The developer proposes to construct a 13,500 square foot building to be utilized as a childcare facility. Building elevations are shown on sheet 13 of the drawings set and annotated as 35 feet at the cupola and 18 feet at the flat roof. Exterior materials proposed include board & batten siding, stone veneer, and a metal roof. A lighting plan is provided on sheet 5 depicting pole-mounted parking lot lights mounted at 27 feet above grade. The final site plan shall include a photometric plan.

Parking requirements for a childcare facility are 1 space per employee plus 1 space per 10 children. Parking has been calculated for 25 employees and 189 children, totaling 44 required spaces. There are 45 spaces proposed.

A traffic impact study (TIS) was conducted for this development and concluded that no road improvements are necessitated. Access is proposed from two points on Dickenson Road which correspond to the access points for Carroll Station Planned Business Center on the south side of Dickenson Road. In 2008 when the Business Center was approved, Dickenson Road did not connect through to West Hemlock Drive. The County completed the service road extension in 2011. Engineering Review commented that sight distance at both access points does not meet Carroll County standards and variance requests have been approved by the Bureau of Engineering.

Sheet 16 depicts the single monument sign to be located at Dickenson Road between the two entry drives. The proposed sign will be double sided and has proposed dimensions of 8 feet tall and 9 feet wide. Materials and colors are noted as board & batten and stone to match the building. A sign tabulation for the site is provided on sheet 1. Total area permitted by code is calculated to be 632 square feet. Total signage proposed equals 92 square feet.

The concept plan was presented to the Design and Architectural Review Committee on August 13, 2024. The Committee made the following recommendations:

1. A building with more of a "residential character" is recommended.
2. A parapet is recommended to hide those items on the roof.
3. Additional screening along the residential properties is recommend.

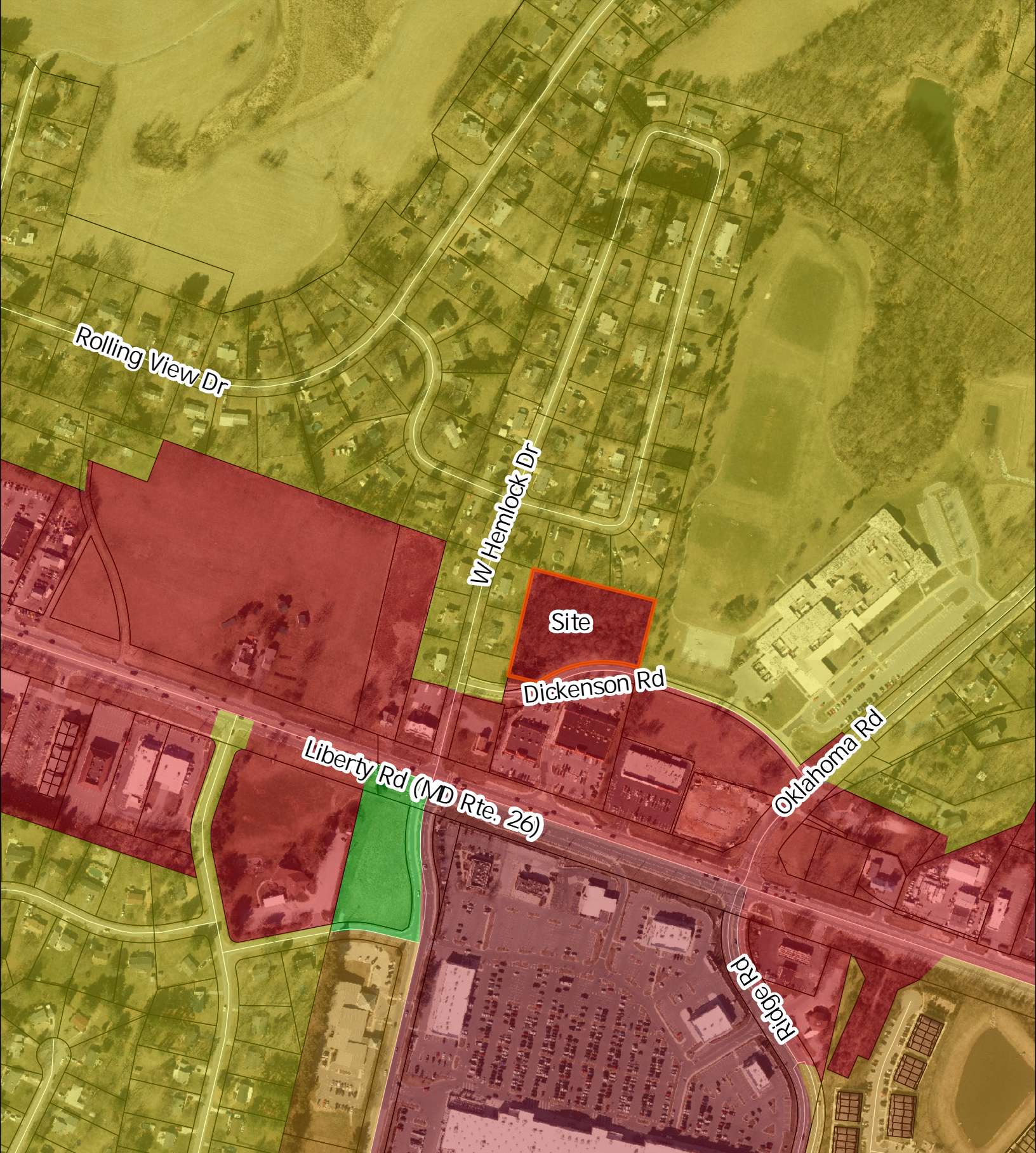
Landscaping is shown along the property frontage of Dickenson Road, at the residential property lines and the common property line with the school, and surrounding the proposed dumpster enclosure. Landscape Review has granted concept approval of the plan. Forest

Conservation will be addressed by off-site banking and has been conceptually approved. Site Compliance as deemed the proposal ADA compliant and has granted approval.

The Bureau of Utilities has granted approval of the plan with proposed water and sewer connections to those lines within Dickenson Road. The Zoning Administration has approved the plan.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed with bio-retention facilities, an underground detention facility, non-rooftop disconnects to a grass channel located at the northernmost property line, and a detention pipe. Stormwater overflow will convey through a new stormdrain pipe on the Oklahoma Road Middle School grounds to an outfall. The owner / developer has been working with Carroll County Public Schools Facilities Management and has obtained an easement over the school grounds.

The site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.



Zoning_County	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-20,000	<span style="background-color: lightcoral; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-2
Zoning	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-10,000	<span style="background-color: lightcoral; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-3
	<span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-7,500	
	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Conservation	

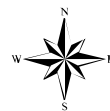
# Primrose School Childcare Facility S-23-0028



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: Spring 2020

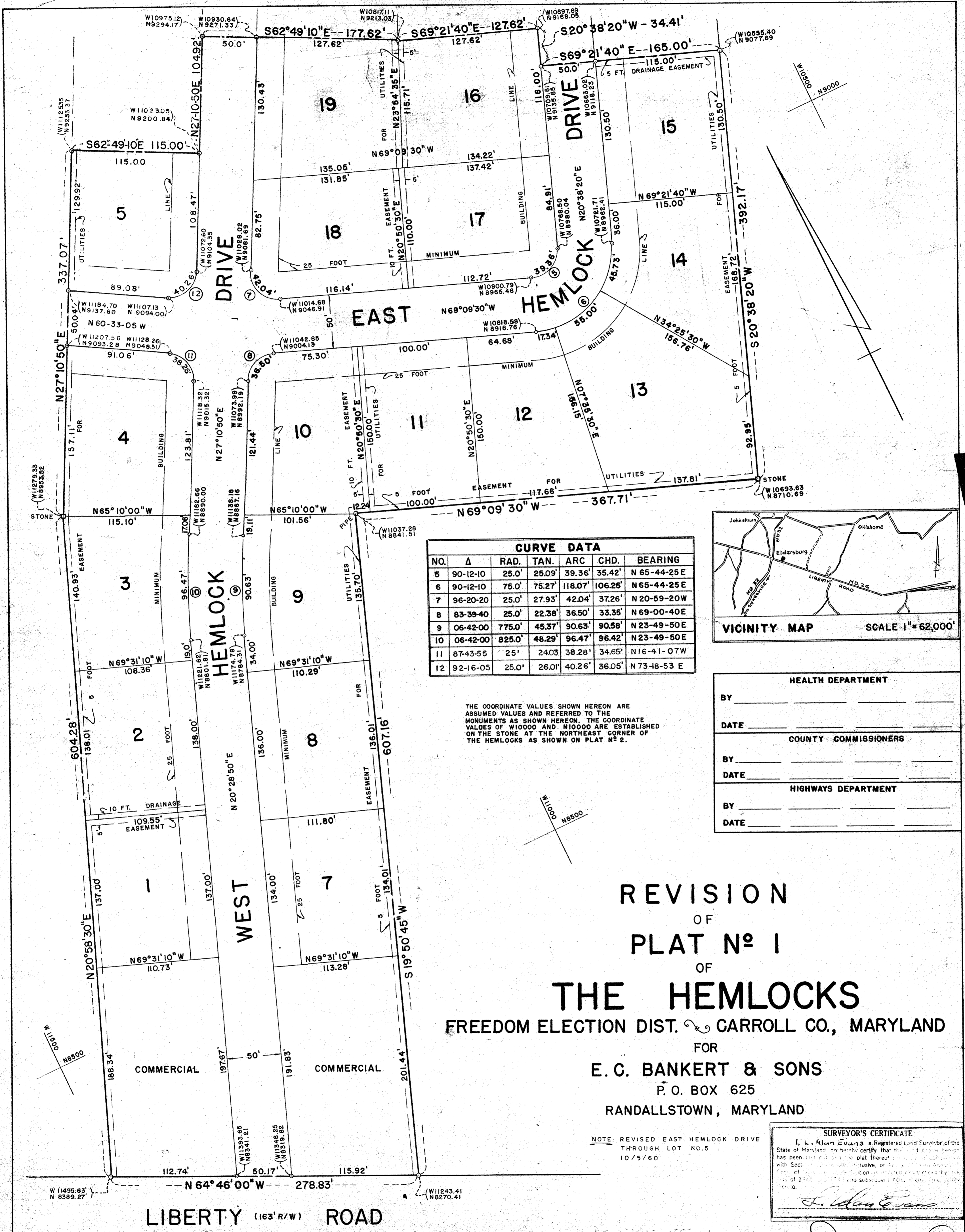


**Primrose School Childcare Facility  
S-23-0028**

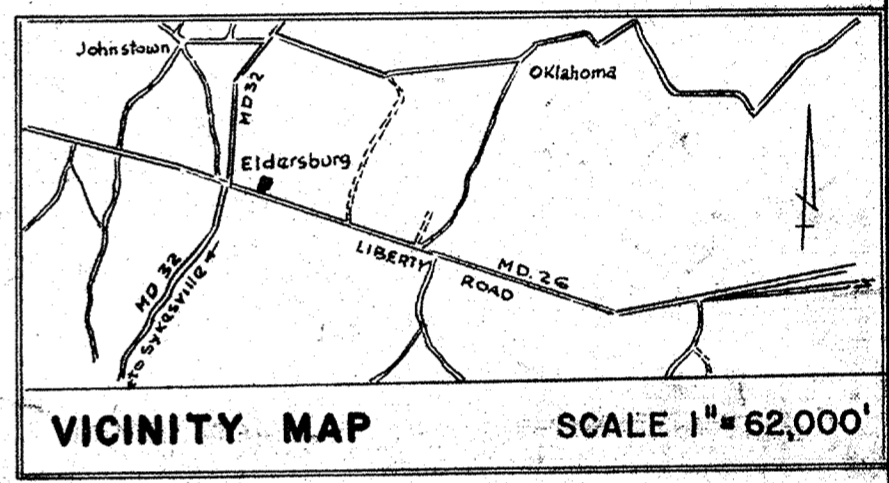


Property line shown hereon  
are from tax maps and therefore  
are approximate and are shown  
for illustrative reference only.  
Photograph date: Spring 2020

CARROLL COUNTY RECORDS COURT (Subdivision Plats, CR) Plat Book CCC 5, p. 52, MSA\_S1240\_1922. Date available 1964/03/02. Printed 10/02/2024.



CURVE DATA						
NO.	Δ	RAD.	TAN.	ARC	CHD.	BEARING
5	90-12-10	25.0'	25.09'	39.36'	35.42'	N 65-44-25 E
6	90-12-10	75.0'	75.27'	118.07'	106.25'	N 65-44-25 E
7	96-20-20	25.0'	27.93'	42.04'	37.26'	N 20-59-20 W
8	83-39-40	25.0'	22.38'	36.50'	33.35'	N 69-00-40 E
9	06-42-00	775.0'	45.37'	90.63'	90.58'	N 23-49-50 E
10	06-42-00	825.0'	46.29'	96.47'	96.42'	N 23-49-50 E
11	87-43-55	25'	24.03'	38.28'	34.65'	N 16-41-07 W
12	92-16-05	25.0'	26.0'	40.26'	36.05'	N 73-18-53 E



THE COORDINATE VALUES SHOWN HEREON ARE ASSUMED VALUES AND REFERRED TO THE MONUMENTS AS SHOWN HEREON. THE COORDINATE VALUES OF W10000 AND N10000 ARE ESTABLISHED ON THE STONE AT THE NORTHEAST CORNER OF THE HEMLOCKS AS SHOWN ON PLAT NO. 2.

HEALTH DEPARTMENT  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

COUNTY COMMISSIONERS  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

HIGHWAYS DEPARTMENT  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

REVISION  
OF  
PLAT NO. 1  
OF  
**THE HEMLOCKS**  
FREEDOM ELECTION DIST. CARROLL CO., MARYLAND  
FOR  
**E. C. BANKERT & SONS**  
P. O. BOX 625  
RANDALLSTOWN, MARYLAND

NOTE: REVISED EAST HEMLOCK DRIVE THROUGH LOT NO. 5  
10/5/60

**SURVEYOR'S CERTIFICATE**  
I, L. Alan Evans, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Sections 72A to 72E, inclusive, of Article 77 of the Annotated Code of Maryland, 1939 Edition as amended by the Acts of 1943 and 1947 and subsequent Acts, if any, which apply thereto.

*L. Alan Evans*

*L. Alan Evans*  
SURVEYOR & CIVIL ENGINEER  
4200 ELSRODE AVE. HA-6-2144  
BALTIMORE 14, MARYLAND  
SCALE 1" = 50' OCTOBER 5, 1960

**SURVEYOR'S CERTIFICATE**  
I, VERNON C. LUTZ, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Sections 72A to 72E, inclusive, of Article 77 of the Annotated Code of Maryland, 1939 Edition as amended by the Acts of 1943 and 1947 and subsequent Acts, if any, which apply thereto.

*Vernon C. Lutz*

**OWNERS CLAIM**  
The requirements of Sections 72A to 72D of Article 17, Annotated Code of Maryland, 1939 Edition, or Acts of 1945, as amended by Chapters 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

*E. C. Bankert & Sons Inc.*  
E. C. Bankert & Sons Inc.  
P.O. Box 625  
Randallstown, Maryland

*Deamon D. Dwyer*  
SURVEYOR & CIVIL ENGINEER  
4200 ELSRODE AVE. HA-6-2144  
BALTIMORE 14, MARYLAND  
SCALE 1" = 50' JANUARY 15, 1958  
REG. NO. 1105

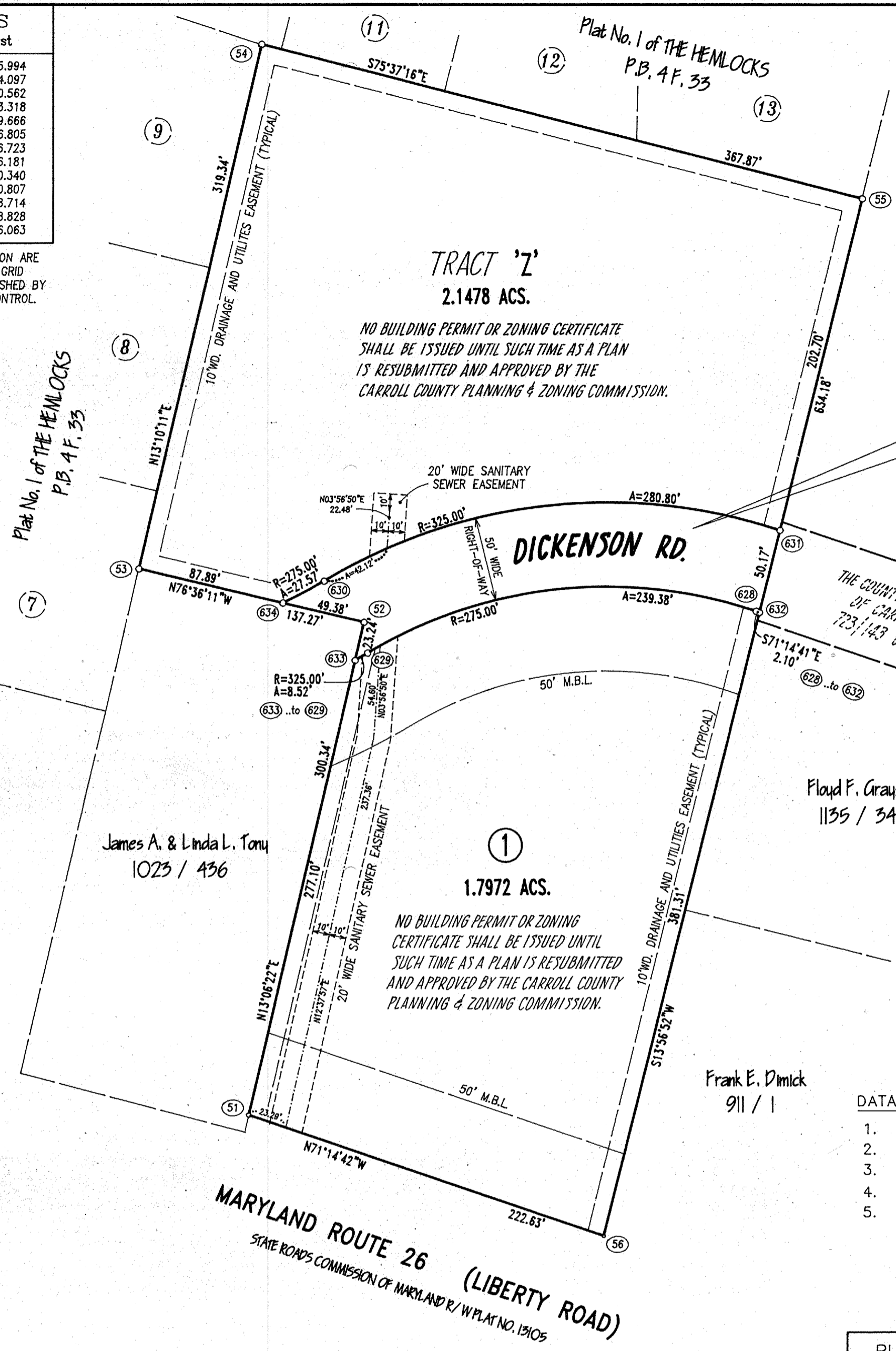
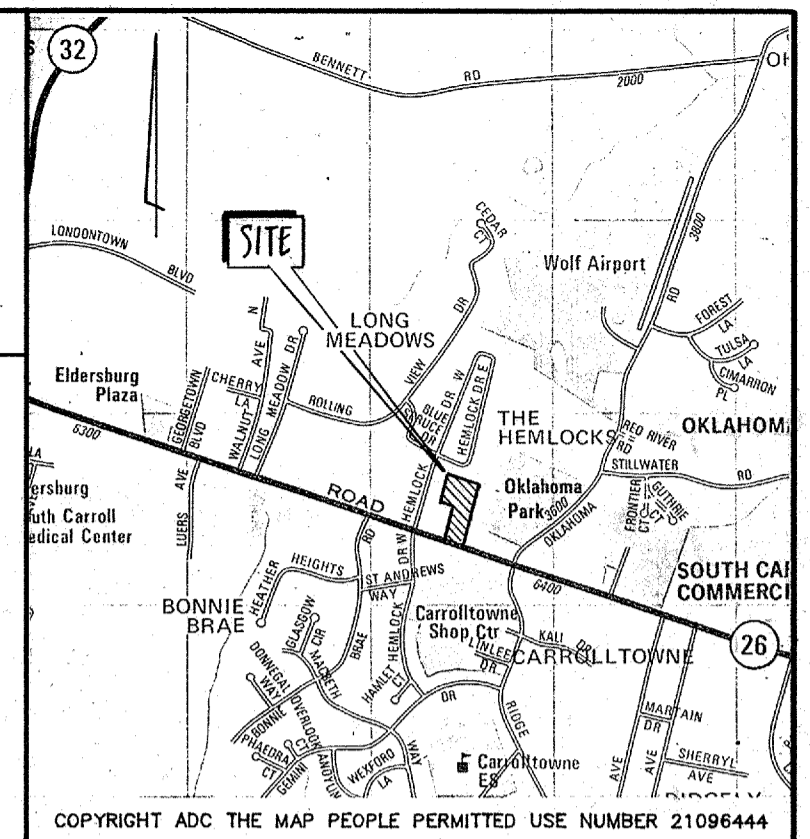
Maryland State Archives

CARROLL COUNTY CIRCUIT COURT (Plat Book) Plat Book LWS 47, p. 200, MSA\_C2426\_4487. Date available 2003/04/30. Printed 10/02/2024.

COORDINATES		
Pt.No.	North	East
51	631193.736	1330815.994
52	631486.251	1330884.097
53	631518.056	1330750.562
54	631828.993	1330823.318
55	631737.639	1331179.666
56	631122.155	1331026.805
628	631492.898	1331116.723
629	631467.929	1330886.181
630	631510.734	1330860.340
631	631540.913	1331130.807
632	631492.222	1331118.714
633	631463.621	1330878.828
634	631497.691	1330836.063

COORDINATE VALUES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM (NAD 83-91) AS ESTABLISHED BY THE CARROLL COUNTY SURVEY CONTROL.

CURVE DATA					
No.	Delta	Radius	Arc	Tan.	Chord Bearing
628-629	49°52'26"	275.00'	239.38'	127.87'	S83°49'07"E 231.89'
629-633	01°30'08"	325.00'	8.52'	4.26'	S59°37'59"E 8.52'
634-630	05°44'39"	275.00'	27.57'	13.80'	N61°45'13"E 27.56'
630-631	49°30'12"	325.00'	280.80'	149.84'	N83°37'59"E 272.14'



OKLAHOMA ROAD MIDDLE SCHOOL SITE  
The County Commissioners of Carroll County  
723 / 143

PARCEL 'Y' 0.3072 ACS.  
TO BE CONVEYED TO CARROLL COUNTY PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND CARROLL COUNTY.

GENERAL NOTES

- Current title reference:  
Owner - M & I PROPERTIES L.L.C.  
Deed reference - LIBER L.W.S. 2354, FOLIO 13  
Date - MAY 17, 2000  
Grantor - SCOTT D. MILLER and WILLIAM J. IAMPIERI
  - No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements shown hereon.
  - Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
  - Nothing shown or stated on this plat shall create a covenant or restriction of title.
  - County Master Plan for water and sewerage  
Water - existing service area  
Sewer - existing service area
- Public water and sewer will be available, and no individual water and sewerage systems shall be permitted. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
6. THE NEW ROAD SHOWN HEREON, DICKENSON ROAD, IS TO BE CONVEYED TO CARROLL COUNTY PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND CARROLL COUNTY.

PLAT of Subdivision of the  
**MILLER-IAMPIERI PROPERTY**

ON LIBERTY ROAD  
5-TH ELECTION DISTRICT  
IN ELDERSBURG  
CARROLL COUNTY, MARYLAND

SCALE: 1"=60'

July 6, 1999

OWNERS & DEVELOPERS

Mr. Scott O. Miller  
8450 Baltimore National Pike  
Ellicott City, Maryland 21043  
Phone: 410-461-3200

Mr. William J. Iampieri  
9339 Baltimore National Pike  
Ellicott City, Maryland 21043  
Phone: 410-465-8300

DATA TABULATION

- No. of building sites: 1
- Total area of Parcel 'Y': 0.3072 acs.
- Total area of Tract 'Z': 2.1478 acs.
- Total area of Lot 1: 1.7972 acs.
- Total area of Subdivision: 4.2522 acs.

PLAT BOOK 47 PAGE 200  
DATE 4-30-03

CARROLL COUNTY PLANNING AND ZONING COMMISSION

BY [Signature] DATE 4-30-03

CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR UTILITIES

BY [Signature] DATE 10-26-00

CERTIFICATE

THE OWNER(S) TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER'S SIGNATURE [Signature]  
Mr. William J. Iampieri

OWNER'S SIGNATURE [Signature]  
Mr. Scott O. Miller

SURVEYOR'S SIGNATURE AND REG. NO. [Signature] 3633 DATE 5-10-2000  
Alexander P. Ratych

CARROLL COUNTY HEALTH DEPARTMENT

BY [Signature] DATE 10/21/00

COMMUNITY WATER AND SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER.

LEON A. PODOLAK and ASSOCIATES

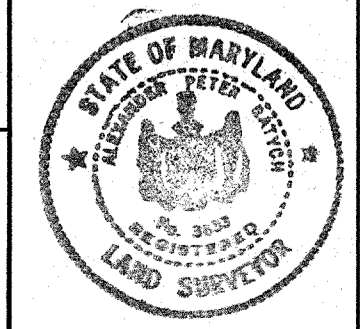
SURVEYING and CIVIL ENGINEERING  
63 East Main St. (P.O. Box 266) Westminster, Maryland 21157  
(410) 848-2229 - (410) 876-1226

APR ASSOCIATES, INC.  
ENGINEERS - SURVEYORS  
7427 Harford Road Baltimore, Maryland 21234  
(410) 444-4312 - Fax: (410) 444-1647

DATE 10-21-99  
1-4-00 TRACT 'Z' NOTE  
3-31-00 DEV. REVIEW COMMENTS  
11-9-00 UPDATE TITLE REFERENCE

Alexander P. Ratych 5-10-2000 Reg. No. 3633

Drawing No. 3393



MSA C2426 4487 M-99-034 5212/3  
P115565

